2011 02165
WASHINGTON COUNTY, STATE OF NEBRASKA
RECORDED June 13, 2011 AT 2:49 PM.
PLAT
BOOK 2 PAGE(S) 1488-1493
Karen a. madsen
REGISTER OF DEEDS

MEMORIAL COMMUNITY HOSPITAL CORPORATION

Lots 1 and 2, MEMORIAL COMMUNITY HOSPITAL CORPORATION, being a replatting of Tax Lot 132, NE 1/4, Section 14,
T17N, R12E of the 6th PM, Fort Calhoun, Washington County, Nebraska.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as Lots 1 and 2, MEMORIAL COMMUNITY HOSPITAL CORPORATION, being a replatting of Tax Lot 132, NE 1/4, Section 14, T17N, R12E of the 6th PM, Fort Calhoun, Washington County, Nebraska. Described as follows, Beginning at a 5/8" rebar at the southwest corner of said Tax Lot 132, said point also being the southeast corner of SOUTHERN HEIGHTS, a subdivision, as surveyed, platted and recorded in Washington County, Nebraska;

Thence North 04'38'28" West (assumed bearings) for 569.54 feet along the east line of SOUTHERN HEIGHTS to a 5/8" rebar at the southwest corner of Outlot A, SOUTHERN HEIGHTS;

Thence North 89'55'44" East for 258.33 feet along the south lines of said Outlot A, and Tax Lot 68 of the Northeast Quarter of Section 14, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska to a 5/8" rebar at the southeast corner of said Tax Lot 68 and the west right of way line of US Highway 75;

Thence along a curve to the left (having a radius of 4653.66 feet and a long chord bearing South 06'50'44" East for 494.64 feet) for an arc length of 494.87 feet along said right of way line to a 5/8" rebar;

Thence South 15'09'59" West for 59.20 feet continuing along said right of way to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 692 on the north right of way line of County Road P43;

Thence South 88'17'51" West for 163.30 feet along said north right of way line to a 5/8" rebar;

Thence South 80'51'07" West for 93.68 feet continuing along said north right of way line to the Point of Beginning.

Contains 3.356 acres

Note: All lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-692 unless otherwise noted.

Matthew R. Tinkham, L.S. 692

May 13, 2011
Date

MATTHEW R.
TINKHAM
LS-692

SURVEY RECORD REPOSITORY
RECEIVED
JUN 14 2011
5
County Washington
1023-232

VICINITY MAP

PROJECT
LOCATION

LEGEND

M	MEASURED DIMENSIONS
R	RECORD DIMENSIONS
C	COMPUTED DIMENSIONS
●	CORNER FOUND
△	CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-692, UNLESS NOTED OTHERWISE)
———	BOUNDARY LINE
——	LOT LINE
▬ ▬ ▬	RESTRICTED ACCESS LINE PER BOOK 978, PAGE 324-326
– – –	EASEMENT LINE

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.

2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.

3. ALL ANGLES ARE 90' UNLESS OTHERWISE NOTED.

4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).

ENCROACHMENT NOTES

① The keystone block wall, railroad tie wall, and timber wall cross over the north property line as shown by dimensions.

② Overhead Power Lines cross the South and East Property lines as shown by dimensions.

ZONING

This parcel is zoned UC (Urban Corridor). UC District shall be subject to the following site development regulations:

Regulator	Requirement
Minimum Lot area	5,000 square feet
Minimum Lot width	40 feet
Site area/unit	
Single-Family	NA
Two-Family, Duplex	NA
Other	NA
Minimum Yards (feet)	
Front yard (Note 5,6)	10
Street side yard	10
Interior side yard	Note 7
Rear yard	10
Maximum Height	60 feet maximum
Maximum Building coverage	70%
Maximum Impervious coverage	90% maximum
Floor area ratio	1.0

As per Article 4 City of Fort Calhoun Land Development Regulations.

Note 5:
Front yard setbacks may vary if designated with special designator. This designator will be indicated on the official zoning map by the required minimum setback in parentheses following the zoning district symbol. For example, an R-1 (40) district requires a 40-foot front yard setback.

Note 6:
On streets designated as part of the Fort Calhoun's SAFETA-eligible System, front yard setbacks shall be 50 feet from the right-of-way line of a county road or highway, or 100 feet from the right-of-way line of a US or State-designated highway, unless permission for a lesser setback is obtained from the County Surveyor or the Nebraska Department of Roads.

Note 7:
The side yard setback shall be 5 feet for buildings less than 35 feet in height, and 8 feet for buildings 35 feet or greater in height.

Site development may be subject to other regulations and requirements. Contact local governing authority or other appropriate official for special requirements that may apply.

APPROVAL OF CITY ENGINEER OF FORT CALHOUN

I HEREBY APPROVE this plat of Lots 1 and 2, MEMORIAL COMMUNITY HOSPITAL CORPORATION as to the design standards.

Fort Calhoun City Engineer   Date   5/16/11

APPROVAL OF FORT CALHOUN PLANNING COMMISSION

This plat of Lots 1 and 2, MEMORIAL COMMUNITY HOSPITAL CORPORATION was approved by the Fort Calhoun Planning Commission this

2ND day of MAY , 2011.

Chairman, Fort Calhoun Planning Commission

APPROVAL OF FORT CALHOUN CITY COUNCIL

This plat of Lots 1 and 2, MEMORIAL COMMUNITY HOSPITAL CORPORATION was approved and accepted by the City Council of the City of Fort Calhoun, Nebraska, this

16TH day of MAY , 2011.

Mayor

Attest:

Fort Calhoun City Clerk

WASHINGTON COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this

13th day of May , 2011.

Marjone S. Hoin
Washington County Treasurer

OWNER'S & MORTGAGEE CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are OWNERS of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

MEMORIAL COMMUNITY HOSPITAL CORPORATION, OWNER

Sally Harvey   Sally Harvey
(Printed Name)   (Signature)

President / CEO
(Title)

ROBERT SHEPPARD, POWER OF ATTORNEY FOR FRANCES SHEPPARD, OWNER

Robert Sheppard
POWER OF ATTORNEY FOR FRANCES SHEPPARD
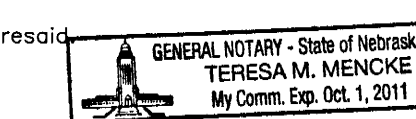
ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this

13 day of May , 2011

by Sally Harvey , Notary CEO of (Printed Name) (Title) Memorial Community Hospital Corporation a Nebraska corporation, on behalf of the corporation.
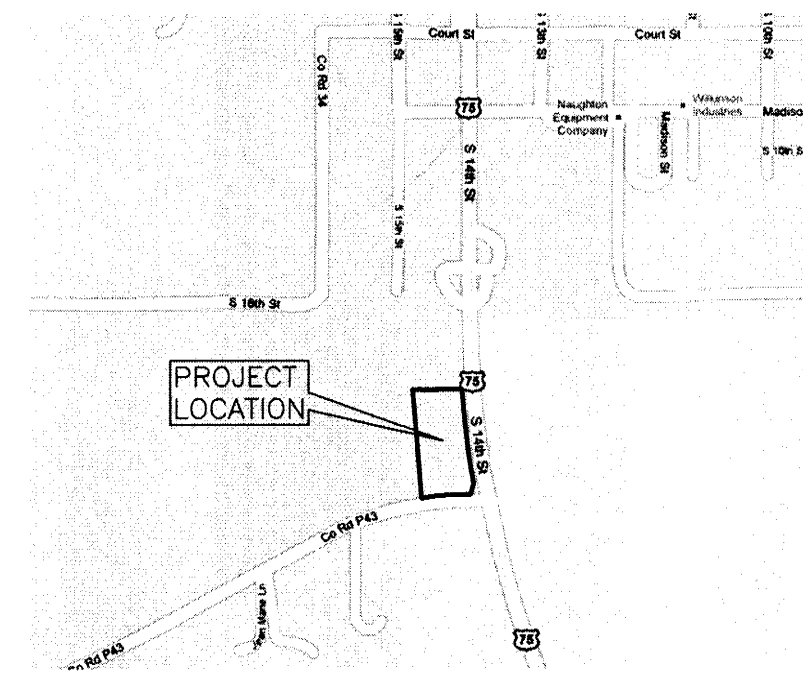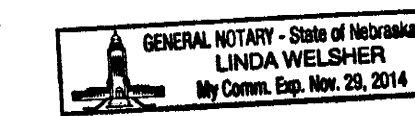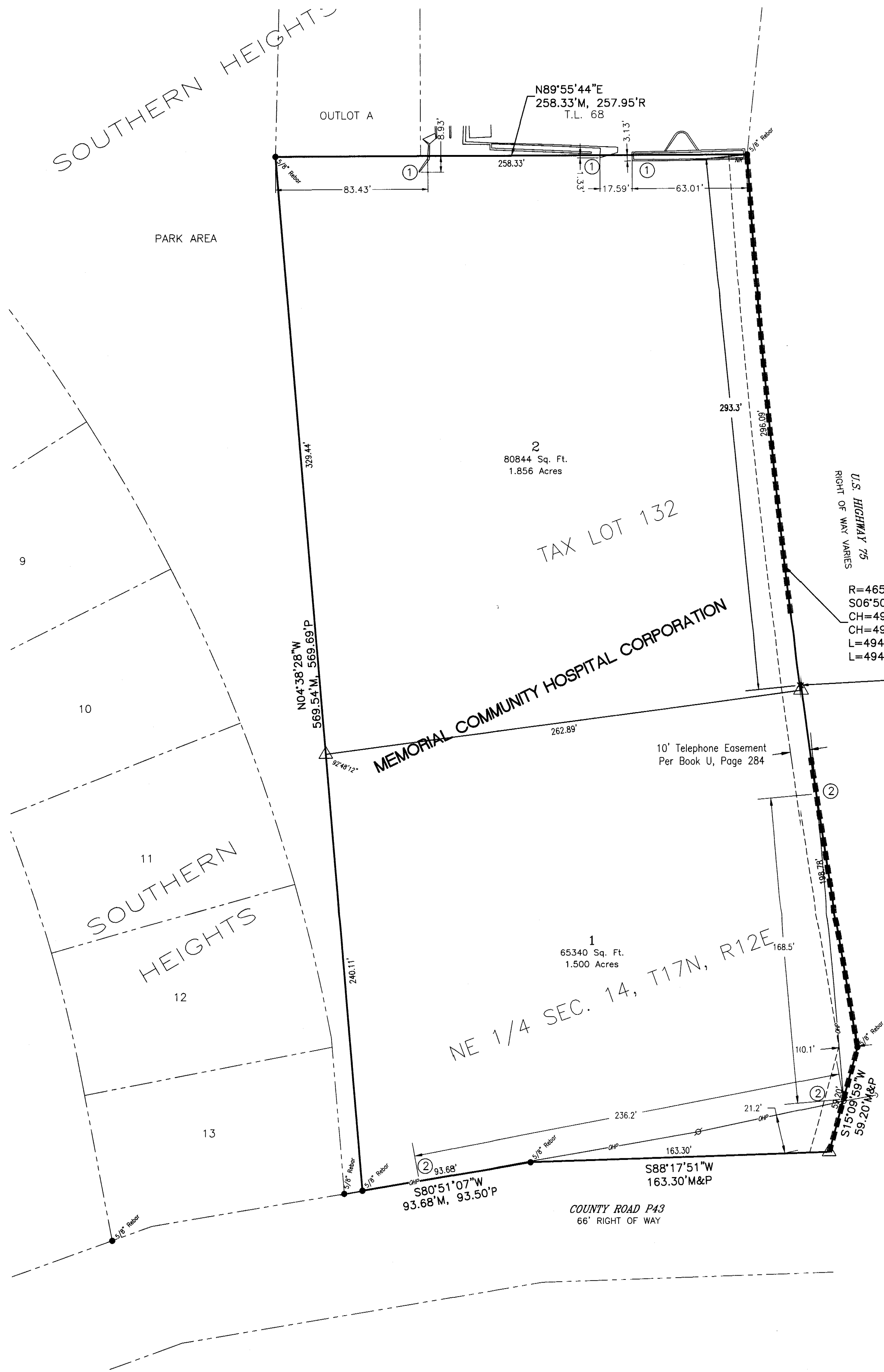
Witness my hand and seal the date aforesaid.

Teresa M. Mencke
Signature of Notary Public

GENERAL NOTARY - State of Nebraska
TERESA M. MENCKE
My Comm. Exp. Oct. 1, 2011

State of Nebraska)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this

13th day of May , 2011

by Robert Sheppard, Power of Attorney for Frances Sheppard.

Witness my hand and seal the date aforesaid.

Linda Welsher
Signature of Notary Public

GENERAL NOTARY - State of Nebraska
LINDA WELSHER
My Comm. Exp. Nov. 29, 2014

drawn by
EAM
designed by
revised by
MRT
filename
10129F101.dwg

references
10129F100
10129F001
10129C001

revisions

FINAL
PLAT

job number-tasks
0110129.01-425
book   page
06081 #2, 55
date
4-19-11
sheet
1 of 1

Plat map labels

SOUTHERN HEIGHTS
OUTLOT A
PARK AREA
N89'55'44"E 258.33'M, 257.95'R T.L. 68
83.43'
258.33'
17.59'
63.01'
293.3'
2
80844 Sq. Ft.
1.856 Acres
TAX LOT 132
U.S. HIGHWAY 75
RIGHT OF WAY VARIES
R=4653.66'
S06'50'44"E
CH=494.64'M
CH=494.67'C
L=494.87'C
L=494.90'P
N04'38'28"W 569.54'M, 569.69'P
MEMORIAL COMMUNITY HOSPITAL CORPORATION
262.89'
₵ Of 40' Wide Access Point
10' Telephone Easement Per Book U, Page 284
S15'09'59"W 59.20'M&P
1
65340 Sq. Ft.
1.500 Acres
NE 1/4 SEC. 14, T17N, R12E
240.11'
236.2'
21.2'
163.30'
S88'17'51"W 163.30'M&P
S80'51'07"W 93.68'M, 93.50'P
93.68'
COUNTY ROAD P43
66' RIGHT OF WAY
168.5'
110.1'
9
10
11
SOUTHERN HEIGHTS
12
13
40 20 0 40 80